GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Visakhapatnam Urban Development Authority - Change of land use from Agricultural use to Residential use in Plot Nos.1 & 2 in Sy.Nos.70/1 & 2 of Bakurupalem Village, Anandapuram Mandal, Visakhapatnam District to an extent of Acres 31.13 Cents by M/s. Greenwood Avenues - - Draft Variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 165 Dated: 28-04-2017

Read the following:-

1. From the VC, VUDA, Visakhapatnam, Letter Rc.No.8998/2016/L6, dated 24.11.2016.
2. Government Memo.No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
3. Government Memo No.407220/H2/2016-1, Dt.08.02.2017]
4. Notification No.998, Dated:13.02.2017 published in Part-I of Andhra Pradesh Gazette.
5. From the VC, VUDA, Visakhapatnam, Letter Rc.No.8998/2016/L6, dated 01.04.2017.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 3rd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.998, Part-I, Dated:13.02.2017. In the letter 5th read above the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Further, has paid an amount of Rs.38,07,336/- towards conversion charges vide VUDA receipt No.3408/2016-17, Dated:28.03.2017. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh,Vijayawada.
The Vice Chairman, Visakhapatnam Urban Development Authority,Visakhapatnam.
Copy to:
The applicant through the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.
The Panchayat Secretary, Pandalapaka Gram Panchayat, Anandapuram Mandal, Visakhapatnam District.
The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District, Visakhapatnam.
SC/SF

//Forwarded :: By Order//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

VARIATION

The site falling in Survey Nos.70/1 & 2 of Bakurupalem Village, Anandapuram Mandal, Visakhapatnam District admeasuring an area of Ac.31.13 Cts. The boundaries of which are given in the schedule below, which was earmarked for Agricultural Use in Master

[P.T.O.]

Plan of Visakhapatnam sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Residential Use by variation of change of land use, which was shown in Zonal Development Plan and Master Plan and which is available in the office of the Visakhapatnam Urban Development Authority, Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall pay the development / conversion charges to the Visakhapatnam Urban Development Authority.
2. the applicant shall obtain approval of building plans for construction of buildings from the Local body concerned / VUDA duly paying necessary charges as per rules in force.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Urban Development Authority/ Local body concerned before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The applicant shall obtain clearance under NALA Act.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. the applicant shall provide sufficient buffer as per G.O.Ms.No.119, MA&UD (H) Department, Dated: 28.03.2017 towards water body on western side.
9. the applicant shall provide Green belt under High Tension Power lines as per G.O.Ms.No.119, MA&UD (H) Department, Dated: 28.03.2017 .
10. Any other conditions as may be imposed by Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Vacant land in Sy.Nos.63,64 & 69 of Bakurupalem (V), Anandapuram (M)

South : Existing 40'wide village road and land in Sy.No.71 of Bakurupalem (V), Anandapuram (M)

East : Vacant land in Sy.No.72 of Bakurupalem (V), Anandapuram (M)

West : Vacant land in Sy.Nos.60,61 & 62 of Bakurupalem (V), Anandapuram (M)

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER